

Shelby County Fiscal Impact Model

v. 3.1 11/27/06

Copyright 2001, M. Siegel, PEFA, Inc. All Rights Reserved

Project Summary

Budget year dollars

2006

P.D.08-312 CC: Shelby Drive/Germantown, 3rd Amend

0

Units

Average
Appraised
Value per Unit

Total
Appraised
Value

Total
Assessed
Value

Average
Pupils Per
New Unit

Pupils

Project profile

Residential (dwelling units)

Residential - single family, detached

Residential - single family attached

Residential - condominium

Residential - multi-family apartment

Subtotal

Commercial (square feet)

Commercial - office

Commercial - retail

Commercial - hotel/motel

Commercial - other

Subtotal

Industrial (square feet)

Project total

Project-related expenditures

General purpose

Transfers

Transfer to the Med

Transfer to Shelby County Bd of Ed

Transfer to City of Memphis Bd of Ed

Debt service

Schools

Roads

All other

Total expenditures

Project-related revenue

Local taxes

Local revenue

State source

Elected officials

Investments, misc, other

Capital proffers (annualized)

Total revenue

Revenue offsets

Current real property tax on parcel land value

Net project fiscal impact

0	\$0	\$0	\$0	0.57	0.00
0	\$0	\$0	\$0	0.43	0.00
0	\$0	\$0	\$0	0.21	0.00
0	\$0	\$0	\$0	0.21	0.00
0	\$0	\$0	\$0		0.00

0	\$0	\$0	\$0		
0	\$0	\$0	\$0		
0	\$0	\$0	\$0		
71,000	\$85	\$6,035,000	\$2,414,000		
71,000		\$6,035,000	\$2,414,000		

0	\$0	\$0	\$0		
		\$6,035,000	\$2,414,000		

\$85,988

\$0					
\$0					
\$0					
\$0					
\$0					
\$0					
\$7,309					
\$4,657					
\$97,953					

\$114,659					
\$2,187					
\$3,976					
\$4,855					
\$0					
\$0					
\$125,677					

\$27,645

\$78

Bacchus, Brian

From: Rodney Joyner [RJoyner@eticorp.com]
Sent: Tuesday, July 22, 2008 2:33 PM
To: Bacchus, Brian
Subject: RE: PD 08-312cc (Shelby Drive Recreational Center)

Brian,

Based on area lots/parcels for recent property sales and building costs, etc., along with compatible (similar) uses, the property value should be valued at approx. \$3.40 per sq. ft. @ 279,000 total SF (= \$948,600 total for land). The building (approx. 71,000 SF) can be valued at approx. \$85 per sq. ft. (= \$6,035,000). Estimated site work may reach \$1,000,000 total. The project total could be in the ballpark of \$7,983,600 upon completion. Again, these are based on current market values, current property sales, & estimates by contractors.

Let me know if you have any questions.

ETI Corporation

Rodney T. Joyner
Senior Planner
ETI Corporation
6799 Great Oaks Road, Suite 100
Memphis, TN 38138
ph. 901-758-0400
fax 901-754-5135
rjoyner@eticorp.com

-----Original Message-----

From: Brian.Bacchus@memphistn.gov [mailto:Brian.Bacchus@memphistn.gov]
Sent: Monday, July 21, 2008 11:41 AM
To: RJoyner@eticorp.com
Subject: RE: PD 08-312cc (Shelby Drive Recreational Center)

Hello Rodney,

I am anticipating August 18 and 19, 2008 for County Commission and City Council, respectively. I still need an average cost per sq. ft. including land and building for the Fiscal Impact analysis. Thanks, and have a good day!

Brian S. Bacchus, Principal Planner
Land Use Control
Office of Planning & Development
125 N. Main Street-Suite 468
Memphis, TN 38103
Ph: (901)576-7120
Fax: (901)576-7194
brian.bacchus@memphistn.gov

From: Rodney Joyner [mailto:RJoyner@eticorp.com]
Sent: Monday, July 21, 2008 11:07 AM
To: Bacchus, Brian
Subject: RE: PD 08-312cc (Shelby Drive Recreational Center)

7/22/2008

Brian,

Good morning. Wanted to touch base with you regarding our schedule for the County Commission & City Council meetings for the Recreational Center. What dates are we looking at?

Thanks!

Rodney T. Joyner
Senior Planner
ETI Corporation
6799 Great Oaks Road, Suite 100
Memphis, TN 38138
ph. 901-758-0400
fax 901-754-5135
rjoyner@eticorp.com

-----Original Message-----

From: Brian.Bacchus@memphistn.gov [mailto:Brian.Bacchus@memphistn.gov]
Sent: Thursday, June 26, 2008 5:05 PM
To: RJoyner@eticorp.com
Subject: RE: PD 08-312cc (Shelby Drive Recreational Center)

Rodney,

I reviewed the application packet and the only thing I need would be the building actual sq. ft. and cost /sq. ft.

for Fiscal Impact Analysis to be forwarded to legislative bodies. I will be working on the forwarding packets the

week of July 7. I will be out of the office tomorrow(Friday, June 27, 08). You may e-mail it to me.

Thanks, that's all for now!

Brian S. Bacchus, Principal Planner
Land Use Control
Office of Planning & Development
125 N. Main Street-Suite 468
Memphis, TN 38103
Ph: (901)576-7120
Fax: (901)576-7194

brian.bacchus@memphistn.gov

From: Rodney Joyner [mailto:RJoyner@eticorp.com]
Sent: Wednesday, June 25, 2008 10:09 AM
To: Bacchus, Brian
Subject: PD 08-312cc (Shelby Drive Recreational Center)

Brian,

Good morning. Is there any additional information you need from me (ETI or the applicant) in preparation for the County Commission or City Council meetings regarding the Shelby Drive Recreational Center (PD 08-312cc)?

Just let me know.

Thanks again for your help!

7/22/2008

ETI Corporation

Rodney T. Joyner
ph. 901-758-0400
fax 901-754-5135

7/22/2008